REGULAR MEETING OF THE CITY OF COSTA MESA PLANNING COMMISSION

December 8, 2014

These meeting minutes represent an "action minute" format with a concise summary of the meeting. A video of the meeting may be viewed on the City's website at www.costamesaca.gov or purchased on DVD upon request.

Kohl Crecelius and Travis Hartanov from Krochet Kids, led in the Pledge of Allegiance, which was followed by a brief presentation regarding the Krochet Kids organization.

ROLL CALL:

Present: Chair Jim Fitzpatrick
Vice-Chair Dickson
Commissioner Colin McCarthy
Commissioner Jeff Mathews
Commissioner Tim Sesler

Staff: Gary Armstrong, Economic and Development Services Director / Deputy CEO
Claire Flynn, Assistant Development Services Director
Jerry Guarracino, Community Improvement Division Assistant Director
Yolanda Summerhill, Planning Commission Counsel
Elena Q. Gerli, Deputy City Attorney
Greg Palmer, Deputy City Attorney
Raja Sethuraman, Transportation Services Manager
Mel Lee, Senior Planner
Antonio Gardea, Senior Planner
Debbie Unmacht, Advanced Depositions Court Reporter
Martha Rosales, Recording Secretary

PUBLIC COMMENTS

Mary Spadoni, Costa Mesa resident, requested clarification regarding the City's Small Lot Ordinance.

Ann Parker, Costa Mesa resident, asked why Costa Mesa was the only city in Orange County to have a small lot ordinance. Ms. Parker asked Commissioner Sesler and Chair Fitzpatrick to recuse themselves from the Yellowstone item.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS

Commissioner Sesler addressed the concerns raised by the public speakers and spoke about developments of the Small Lot Ordinance.

Vice-Chair Dickson addressed the concerns raised by the public speakers.

Commissioner McCarthy briefly addressed the concerns raised by the public speakers, spoke about the Small Lot Ordinance and encouraged the public to attend the Mesa-Verde Classic Golf Tournament on Monday, January 19, 2015.

Commissioner Mathews wished everyone a Merry Christmas and happy holiday season.

CONSENT CALENDAR:

Chair Fitzpatrick pulled Consent Calendar Item No. 2 for discussion. At the request of Mr. Jay Humphrey, Chair Fitzpatrick also pulled Consent Calendar Item No. 3 for discussion.

1. Minutes for the meeting of November 10, 2014.

   MOTION: Approve the November 20, 2014 Planning Commission Minutes. Moved by Commissioner McCarthy, seconded by Chair Fitzpatrick.

   The motion carried by the following roll call vote:
   Ayes: Fitzpatrick, Dickson, McCarthy, Mathews, Sesler
   Noes: None
   Absent: None
   Abstained: None

2. Update on CM Connect and Nuisance Abatement Ordinance, Sober Living Ordinance(s) for R2 and R3 Zones and the Recent Motel Inspection Data

   Jerry Guarracino, Community Improvement Division Assistant Director, presented the staff report.

   Chair Fitzpatrick spoke briefly about the Costa Mesa Connect application.

   MOTION: Receive and file. Moved by Commissioner McCarthy, seconded by Chair Fitzpatrick.

   The motion carried by the following roll call vote:
   Ayes: Fitzpatrick, Dickson, McCarthy, Mathews, Sesler
   Noes: None
   Absent: None
   Abstained: None

3. SOBECA Traffic and Parking Study.

   Jay Humphrey, Costa Mesa resident, supported the studying of the SOBECA area for traffic and parking impacts from the changing dynamics and addressed his concerns.

   MOTION: Authorize staff to propose the SOBECA Traffic and Parking Study to City Council. Moved by Commissioner McCarthy, seconded by Chair Fitzpatrick.

   The motion carried by the following roll call vote:
   Ayes: Fitzpatrick, Dickson, McCarthy, Mathews, Sesler
   Noes: None
   Absent: None
   Abstained: None

PUBLIC HEARINGS:

1. **Application No.** PA-14-30: Conditional Use Permit for Motor Scooter Sales and Service at 1536 Newport Boulevard
   Applicant: Marice White
   Site Address: 1536 Newport Boulevard
   Zone: C2
   Project Planner: Antonio Gardea
   Environmental

Determination: This project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (construction of small structures) if approved, or the project is statutorily exempt under Section 15270 of the State CEQA (California Environmental Quality Act) Guidelines if denied.

Description: The proposed project involves:

1. Conditional Use Permit (CUP) for motor scooter sales and service including outdoor display of motor vehicles for sale within 200 feet of residentially-zoned properties. The CUP also includes a proposed use of storage containers that exceed the Floor Area Ratio standards and other development standards, as applicable;
2. Planned Signing Program for signs that deviate from the allowable sign area and sign location requirements.

PUBLIC COMMENTS - None

MOTION: Remove PA-14-30 from calendar. Moved by Commission McCarthy, seconded by Vice-Chair Dickson.

The motion carried by the following roll call vote:

Ayes:	Fitzpatrick, Dickson, McCarthy, Mathews, Sesler
Noes:	None
Absent:	None
Abstained:	None

2. **Application No.:** ZA-14-33: Reasonable Accommodation Request for Yellowstone Recovery at 3132 Boston Way
Applicant: Yellowstone Recovery
Site Address: 3132 Boston Way
Zone: R1
Project Planner: Jerry Guarracino
Environmental Determination: This project is categorically exempt under Section 15321 of the California Environmental Quality Act (CEQA) Guidelines – Class 21 (Enforcement Action by Regulatory Agencies).

Description: Appeal the denial of a reasonable accommodation request pursuant to 42 U.S.C § 3604 to allow Yellowstone Recovery, located at 3132 Boston Way, to house up to 15 adult recovering alcoholics and substance abusers in a residential care facility in an R1 zone, where residential care facilities are limited to 6 residents and 1 house manager.

Commissioner Sesler disclosed his work on the Mayor's Preserve Our Neighborhood Task Force.

Yolanda Summerhill, Deputy City Attorney, outlined the process for the hearing.

Chair Fitzpatrick invited members of the Yellowstone team to present their case.

Steven Polin, Counsel for Yellowstone, requested Commissioner Sesler recuse himself on the basis that he served on the Task Force.

Chair Fitzpatrick called for a recess at 6:45 p.m. to allow Commissioner Sesler the opportunity to confer with Ms. Summerhill about recusing himself.

Chair Fitzpatrick resumed the meeting at 6:49 p.m.

Commissioner Sesler stated he did not recall specific involvement related to Yellowstone Recovery and indicated he could be fair and unbiased in this matter. Chair Fitzpatrick agreed with Commissioner Sesler that he too could be fair and unbiased.

Mr. Polin began his presentation. He stated the City's actions against the Boston Way House was discriminatory enforcement of its zoning laws and mentioned the house had been a target of vandalism. He stated the home has been in operation for 14 years, has 15 residents (13 patients and 2 staff) and no complaints. He stated their request to be considered a single housekeeping unit with up to 15 people. Under fair housing law, the City had an affirmative duty to consider reasonable accommodation requests, with certain exceptions. He stated that Mayor Righeimer announced several years ago that quality of life issues were rising as a result of group homes and the issue needed to be dealt with. Mr. Polin stated the number of residents was part of the recovery process and that the residents did not have cars. He stated the residents were entitled to use the home as they see fit, referencing a compliant about people on the roof jumping into the swimming pool. He refuted the staff report that referenced the expert opinions questioning the effectiveness of high-occupancy sober living homes. He said the home did not interfere with the neighborhood and disagreed with staff that this sober living home with 15 people adversely impacted the neighborhood. He stated that traditional families no longer existed and there was a benefit to having 15 people in a sober living home because there was a powerful effect to living with others in recovery. Mr. Polin stated he had 12 people willing to speak.

Martha Rosales, Recording Secretary/Notary Public, simultaneously swore-in the witnesses. Mr. Polin called the following witnesses to testify:

Dr. Honey Thames, Costa Mesa resident, spoke about the importance of increasing sobriety, the cheap cost of drugs particularly heroin; and the lower age of the population entering rehabilitation.

Ray Conrad read a letter supporting the Boston House and shared how Dr. Thames paid to fly him back to Costa Mesa when he relapsed after leaving the home the first time.

Grant McNiff, Costa Mesa Resident and President of the Sober Living Network, stated his support. He stated he looks to Yellowstone to house women in emergency situation for a single night. He also stated there were 3 other homes in the area of Boston Way within 450 feet of this location.

Larry Lopez stated his support. He stated he has been there for 10-years both as a resident and a staff member.

Marcel Sohl, counselor and former Manager of the Boston House, stated his support.

Ken McCraken, former Yellowstone resident, stated his support and said he was a member of mainstream society due to the skills he learned at Yellowstone.

Adel Omar, former resident, stated his support. He stated he manages a vegan restaurant and gives back to the home on Boston Way.

Robert Delira, Manager of Boston House, stated his support.

Ben Spencer, former resident, stated his support.

Matthew Mock, current resident, stated his support

Joshua Bush, former resident, stated his support.

Mike McCracken, former resident, stated his support.

Casey Hunter, former resident, stated his support, saying he would be dead from drugs if not for Yellowstone.

Paul Dumont, (non-sworn) Housing Rights advocate and volunteer with Sober Living Network, offered his assistance to the City. He stated that in his general experience (not affiliated with Boston House) many residents do not pay rent; homes need more occupants to cover the expenses of operating the house.

Mr. Polin stated the witnesses were proof that the residents of Boston House do not fundamentally alter the general neighborhood.

Chair Fitzpatrick called for a break at 8:05 p.m.

Chair Fitzpatrick resumed the hearing at 8:24 p.m.

Elena Gerli, Deputy City Attorney, clarified two significant points:

1. The newly adopted ordinance did not apply to Boston Way because the Zoning Code provisions for 6 or fewer had been in place since March 2000.
2. No one doubted the ethicality of Yellowstone's program.

Ms. Gerli presented the legal aspects of the item and presented her PowerPoint slides.

Greg Palmer, Deputy City Attorney, called two witnesses - Pat Shields, Expert Witness and Mike Tucker, Costa Mesa Code Enforcement Officer. Both witnesses for the City were sworn-in by Recording Secretary/Notary Martha Rosales.

Patricia Shields, expert witness for the City, outlined her experience in dealing with social services, including homeless and alcohol issues. She described her experience as an advocate for tenants in sober living environments and described her personal involvement in the recovery process being sober now for 32 years. She stated that 15 people living in a recovery home is not particularly effective. She described a sober living environment as one in which people can connect on an interpersonal level to learn paths to living successfully in mainstream society. She also stated the location of the home is 4.5 miles away from the nearest Alcoholics Anonymous Club, which is too far for the residents to walk.

Mr. Polin cross-examined Ms. Shields. She indicated she was paid a fee by the City to testify as an expert witness and that she had been a lawyer for 15 years. Ms. Shields reviewed the Yellowstone recovery website and was surprised to learn how many services were being performed at the one residence. She indicated she did not find any house rules on the Yellowstone website.

Chair Fitzpatrick called for a break at 9:40 p.m.

Chair Fitzpatrick resumed the hearing at 9:48 p.m.

Mike Tucker, Code Enforcement Officer, outlined his inspection of the property and code case. He said the city has investigated 8 code complaints at the property since July 2007. In 2005, a code enforcement action for excessive number of residents, was resolved when the number of residents was reduced to 6 in compliance with the local zoning regulations. He indicated that new complaints about the number for residents at the home resulted in an inspection of the site that revealed excessive beds (15) and the conversion of a dressing area to a bedroom without permits.

Mr. Polin did not cross-examine Mr. Tucker.

Elena Gerli, Deputy City Attorney, summarized the City's case.

PUBLIC COMMENTS

Debbie (withheld her last name), Boston Way resident, stated that a newspaper article from 2001, quoted the operator of the home (Dr. Thames) as stating that the perpetrator of the racially motivated attack was someone associated with the group home and not community based vandalism. Debbie is not comfortable with her 14 year old daughter walking in the neighborhood because she is being approached by the adult male residents of the home. She indicated the increasing number of group homes in their small residential tract has changed the character of the neighborhood.

Chuck Holtz, Boston Way resident, has no ill feeling toward people in recovery and is glad they are seeking a better life. He dislikes alcohol and drugs because he personally experienced their destructive power in his own family life. In his neighborhood the high occupancy limits in the group homes is resulting in excessive cars parked on the street that prevent street sweeping. There is an accumulation of trash in the streets including used syringes.

Richard Huffman, Costa Mesa resident, loved hearing about the success stories shared at the hearing and requested a reasonable balance between these group homes and the community's needs.

Cynthia McDonald, Costa Mesa resident, stated that the home needs to be more considerate of their neighbors.

Jay Humphrey, Costa Mesa resident, applauded the success stories. He noted Yellowstone had 2 managers for 13 residents (one manager for 6-people), which supported the reasonableness of the city requirements. He expressed concerns with the number of facilities clustering in this neighborhood because they were creating an institutionalized environment in the single-family neighborhood.

Chair Fitzpatrick closed the hearing and invited Mr. Polin for rebuttal comments.

Mr. Polin reiterated that the City's action to deny the reasonable accommodation was discriminatory. He stated the following:

1. 6-people in a group home is an urban myth.
2. Boston Way is the oldest of the Yellowstone's three homes in Costa Mesa.
3. It is the largest of the 3-homes
4. He referred to a court case in New Jersey that had to do with the need for a license if you rented out 5 or more rooms.

Dr. Thames returned to the podium for questions from Commissioner Sesler. She responded that small homes made sense for 6 or fewer, and that the Boston House was larger so it could accommodate more people. She reiterated that 15 people are needed for recovery but could not explain how people were recovering in Yellowstone homes with only 6-people. She stated she had no specific information/recollection related to the vandalism incident. She said she did not know how long it would take to reduce to 6 residents through normal attrition.

Mr. Polin stated if the request was not granted, they would not go away. This was not the end regardless of the Commission's decision and they would take the appropriate next steps.

Vice-Chair Dickson cited the testimony from the information presented by the experts in the staff report that there was no basis for granting reasonable accommodation and the applicant has not made the finding that 15 is a necessary number for recovery. He read passage from the evidence package in support of his assertions.

Commissioner Matthews stated that he was moved by the testimonials and stated that the applicant did not show the necessity for 15 people in a sober living environment and therefore did not prove their case.

Commissioner McCarthy clarified that the number of allowed beds had always been 6 and there was no reduction. He also stated no evidence was presented by the applicant as to why 15 beds were necessary.

Chair Fitzpatrick thanked the speakers for their stories.

Ms. Summerhill recommended the City Attorney work with Mr. Polin on an amortization date.

Chair Fitzpatrick referenced the findings per Ms. Gerli's slide as a basis for the denial.

Commissioner McCarthy made the motion to deny the appeal and work with the applicant on a date to reduce the number of residents to 6 and return with a resolution for denial including the findings present at this hearing, seconded by Vice-Chair Dickson.

MOTION: Based on the evidence of the record, the testimony received and public comments, move that the Planning Commission uphold the denial of a reasonable accommodation request to treat Yellowstone Recovery at 3132 Boston Way as a single-housekeeping unit and allow 15 individuals to live in a single-family home based on the finding that the applicant has not met its burden to show that the requested accommodation is necessary to afford individuals recovering from drugs and alcohol addiction the opportunity to the use and enjoyment of a dwelling in a single-family neighborhood. Moved by Commissioner McCarthy, seconded by Vice-Chair Dickson.

Chair Fitzpatrick asked the Maker and Second of the Motion if they would introduce language **directing staff to work with the applicant for an amortization schedule**. Commission McCarthy and Vice-Chair Dickson agreed.

The Commission asked staff to return in 1 month with the amortization schedule.

The motion carried by the following roll call vote:

Ayes:	Fitzpatrick, Dickson, McCarthy, Mathews, Sesler
Noes:	None
Absent:	None
Abstained:	None

The Chair explained the appeal process.

3. **Application No.:** PA-14-25: Conditional Use Permit for a Proposed Church at 1901 Newport Boulevard
Applicant: Steve Camp, AIA
Site Address: 1901 Newport Blvd., Suites 100, 177, 261 and 271A
Zone: PDC
Project Planner: Antonio Gardea
Environmental Determination: This project is categorically exempt under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines – Class 1 (Existing Facilities).

Description: Conditional use permit to establish a church within an existing office building with ground floor assembly areas with a deviation from the shared parking requirements due to off-set hours of operation. Saddleback Church is proposed to occupy 19,312 sq. ft. of tenant space within the 1901 Newport office building. Uses include a 10,651 sq. ft. assembly/worship hall in Suite 100; 3,690 sq. ft. religious education in Suite 177; 2,000 sq. ft. youth education in Suite 261; and 2,471 sq. ft. administrative offices in Suite 271A. The proposed hours of operation are weekday evenings Monday through Friday from 6:30 p.m. to 10:00 p.m., Saturday from 3:00 p.m. to 7:00 p.m. and Sunday from 8:00 a.m. to 2:00 p.m.

Antonio Gardea, Senior Planner, presented the staff report. The item was continued on September 27, 2014 to allow the applicant time to complete a parking and traffic management study.

PUBLIC COMMENTS

Moses Camacho, Saddleback Church Pastor, had reviewed the Conditions of Approval and was in agreement with them. Pastor Camacho lived in the area, looked forward to the possibility of being in the City of Costa Mesa and had made the effort of establishing communications with the tenants of the surrounding properties. Pastor Camacho responded to questions from the Commission.

Steve Camp, Elements Architecture, provided Part 2 of Saddleback Church's presentation.

Rev. Julie Elkins, United Methodist Church Pastor, addressed parking concerns if the current overflow agreements with The Triangle and 1901 Newport were terminated. Rev. Elkins responded to questions from the Commissioners regarding parking spaces.

Lee Ramos, Church Leadership, spoke about ingress and egress concerns.

Mr. Camp provided answers for the concerns raised by the public speakers.

MOTION: Approve PA-14-15 based on the evidence of the record and the Findings contained in Exhibit A and subject to the Conditions of Approval in Exhibit B with the following modifications:
Condition of Approval No. 8 – to read, "*The applicant/property manager shall post signs at the entry along 19th Street and at entry points to the parking structure indicating that parking structure is private property and no unauthorized parking is allowed. Ten parking spaces shall be reserved for the Methodist Church for the 10:00 a.m. Sunday Service.*"
Condition of Approval No. 6 – to read, "*Within 60 days of the operation of the church, the church operator shall provide a parking assessment which identifies underutilized spaces in the top two levels of the parking structure that could be made available for continued overflow parking by The Triangle. If a parking shortage is identified, the property manager shall make the necessary modifications to the lease agreement with the Triangle. This condition shall be completed under the direction and to the satisfaction of the Development Services Director.*"
Moved by Vice-Chair Dickson, seconded by Commissioner Sesler.

Chair Fitzpatrick referring to an aerial view picture depicting both properties, asked the Maker and Second of the Motion if they would add "corrective line of sight improvements to the satisfaction of the Transportation Manager". Vice-Chair Dickson added **new Condition of Approval No. 23** to read "**modifications be made for safety reasons to the street side landscaping on 19th Street and to the satisfaction of the**

Transportation Services Manager". Vice-Chair Dickson and Commissioner Sesler agreed to add Conditional of Approval No. 23.

RESOLUTION NO. PC-14-53 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-25 FOR ESTABLISHMENT OF A CHURCH USE LOCATED AT 1901 NEWPORT BOULEVARD, SUITES 100, 117, 261 & 271A

The motion carried by the following roll call vote:

Ayes:	Dickson, Mathews, Sesler
Noes:	Fitzpatrick, McCarthy
Absent:	None
Abstained:	None

The Chair explained the appeal process.

4. **Application No.:** PA-14-16 & PM-14-107: Design Review for a Proposed Three-Unit, Two-Story Detached Residential Development and Tentative Parcel Map at 1817 Viola Place
Applicant: Jeffery V. Riggs
Site Address: 1817 Viola Place
Zone: R2-HD
Project Planner: Mel Lee
Environmental Determination: This project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction).

Description: The proposed project involves:

1) Design Review to construct a 3-unit, 2-story, detached residential development on a 10,674 sq. ft. lot (.25 acres), including the following:
   - Variance from overall open space (40% required; 38% proposed);
   - Variance from parkway landscaping requirement (minimum 10 feet total with 3 feet on one side required; 5 feet total with 2.5 feet on one side proposed);
   - Administrative adjustment from second story rear yard setback (20 feet required; 15 feet proposed);
   - Administrative adjustment from front yard setback (20 feet required; 12 feet proposed);
   - Minor modification for distance between buildings (10 feet required; 8 feet proposed).
2) Tentative Parcel Map for a one-lot subdivision of the property for ownership units as part of a residential common interest development.

Mel Lee, Senior Planner, presented the staff report.

The Commission requested terminology clarification for open space and inquired about trash pick-up (curb side vs. onsite).

PUBLIC COMMENTS

Jeff Riggs, applicant and Architect, read the Conditions of Approval and was in agreement. Mr. Riggs was proud of the project, felt it would be an improvement to the cul-de-sac and hoped to obtain the Commission's approval. He responded to questions from the Commissioners regarding the exceptions on the project.

Jay Humprey, Costa Mesa resident, would like to see developers adhering to the rules instead of deviating from them.

MOTION: Based on the evidence of the record and the Findings set forth in Exhibit A and subject to the Conditions of Approval set forth in Exhibit B, approve PA-14-16 Design Review to construct a 3-unit, two-story detached residential development on a 10,674 sq. ft. lot and Tentative Parcel Map 14-107 for a one lot subdivision of the property for ownership units as part of a residential common interest development. Moved by Commissioner McCarthy, seconded by Vice-Chair Dickson with comment.

Vice-Chair Dickson thanked Mr. Lee for crafting the Condition of Approval pertaining to garages (No. 23) and added it was going to alleviate parking issues.

RESOLUTION NO. PC-14-54 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-16 AND PARCEL MAP PM-14-107 FOR PROPERTY LOCATED AT 1817 VIOLA PLACE

The motion carried by the following roll call vote:

Ayes:	Fitzpatrick, Dickson, McCarthy, Mathews, Sesler
Noes:	None
Absent:	None
Abstained:	None

The Chair explained the appeal process.

5. **Application No.:** PA-14-26 & TT-17791: Design Review for a Proposed Five-Unit, Two-Story Detached Residential Development and Tentative Tract Map at 2661 Orange Avenue
Applicant: Chris Kerstner
Site Address: 2661 Orange
Zone: R2-MD
Project Planner: Antonio Gardea
Environmental Determination: This project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Constrution).

Description: The proposed project involves:

1) Design Review to construct a five-unit, two-story detached, small lot single-family residential development on a 0.45-acre parcel, with the following specified deviations:
   - Variance from the parkway landscaping (minimum ten feet total required with a minimum of three feet on one side; eight feet total proposed with two feet proposed on one side);
   - Variance from the parking design standard for the interior garage dimension (minimum interior dimension of 20 feet required, minimum interior dimension of 19 feet, 4 inches proposed). The overall interior dimensions of the proposed two-car garages are 22 feet by 19 feet, 4 inches;
   - Minor modification to reduce the front setback requirement for main buildings (20 feet required, 16 feet proposed).
2) Tentative Tract Map for the subdivision of the 19,800 square foot property into five fee-simple lots in accordance with the small lot subdivision standards.

Antonio Gardea, Senior Planner, presented the staff report.

The Commissioners discussed and asked staff questions pertaining to landscaping footage and trash services.

PUBLIC COMMENTS

Chris Kerstner, applicant representing Premier Luxury Homes, agreed in full with the Conditions of Approval. In the interest of time, Mr. Kerstner gave a brief presentation regarding the project and addressed the Commissioner's concerns regarding trash services.

MOTION: Based on the evidence of the record and the Findings contained in Exhibit A and subject to the Conditions of Approval contained in Exhibit B, approve PA-14-26 and Tentative Tract Map 17791 and find that the project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3) for new construction. Moved by Vice-Chair Dickson, seconded by Commissioner Mathews.

Chair Fitzpatrick asked the Maker and the Second of the Motion to add verbiage to Condition No. 20 regarding the trash hauler. Vice-Chair Dickson **modified Condition of Approval No. 20 to include the following at the beginning of the Condition, *"Unless an off-site trash hauler is being used".***

RESOLUTION NO. PC-14-55 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-26 AND TENTATIVE TRACT MAP 17791 LOCATED AT 2661 ORANGE AVENUE

The motion carried by the following roll call vote:

Ayes:	Fitzpatrick, Dickson, McCarthy, Mathews, Sesler
Noes:	None
Absent:	None
Abstained:	None

The Chair explained the appeal process

DEPARTMENTAL REPORT(S)

1. Public Services Report - None
2. Economic and Development Services Report - None

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – None.

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON MONDAY, JANUARY 12, 2015.

Submitted by:

CLAIRE FLYNN, SECRETARY
COSTA MESA PLANNING COMMISSION